



melvyn  
**Danes**  
ESTATE AGENTS

**Walsgrave Drive**

**Solihull**

**Asking Price £325,000**

## Description

A smart extended well presented three/four bedroomed end terraced property in a convenient location.

The accommodation which comprises of entrance porch, entrance hall with under stairs storage. Living room. Off the hall is the snug/study/4th bedroom with double oak doors opening on to the extended kitchen dining room. A lovely room with a fully fitted kitchen with granite work tops and a range of quality integrated appliances, double opening skylights and sliding doors lead on to the rear garden and patio with ample space for a table and chairs. The inner hall offers access to further storage as well as the ground floor shower room. A tasteful most convenient addition.

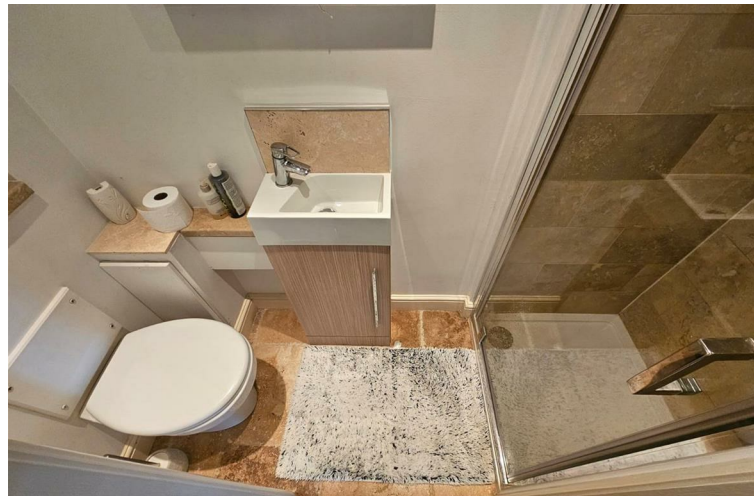
To the first floor we have three bedrooms two of which are particularly good sized doubles and the third being a generous single with closet storage. Off the landing is the family bathroom as well as airing cupboard storage and access to a boarded loft.

To the rear we have a charming garden with sandstone patio and well stocked borders backing on to the canal and benefitting from a garden shed.

Walsgrave Drive leads off Damson lane, a recreation ground with a children's play area, and a parade of local shops can be found on Damson lane as well as the local GP and Coppice Junior School being just a 5 minute walk from the property.

Regular bus services operate along Damson lane to the town centre of Solihull where one will find an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park, leisure centre and Solihull College.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 Motorway.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

10'1" max x 16'7" (3.083 max x 5.069)

**Snug/Study/4th Bed**

10'0" x 8'6" (3.051 x 2.604)

**Open Plan Kitchen Dining Room**

15'4" x 12'2" (4.681 x 3.726)

**Ground Floor Shower Room**

**Bedroom One**

13'0" x 9'2" (3.966 x 2.809)

**Bedroom Two**

11'6" x 7'8" (3.512 x 2.341)

**Bedroom Three**

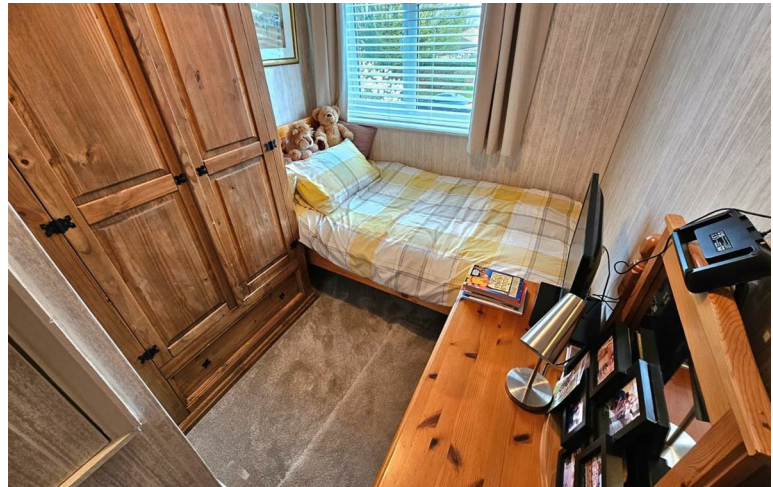
9'11" x 7'0" (3.041 x 2.137)

**Bathroom**

8'5" x 4'10" (2.574 x 1.486)

**Private Rear Gardens**

**Fore Gardens**



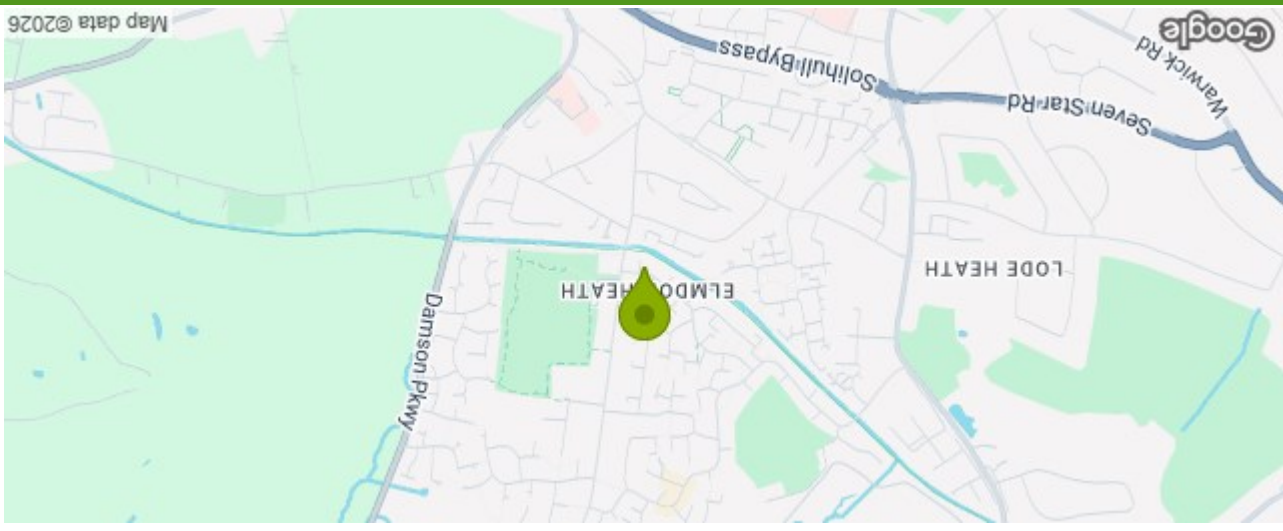
TENURE: We are advised that the property is Freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 31/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

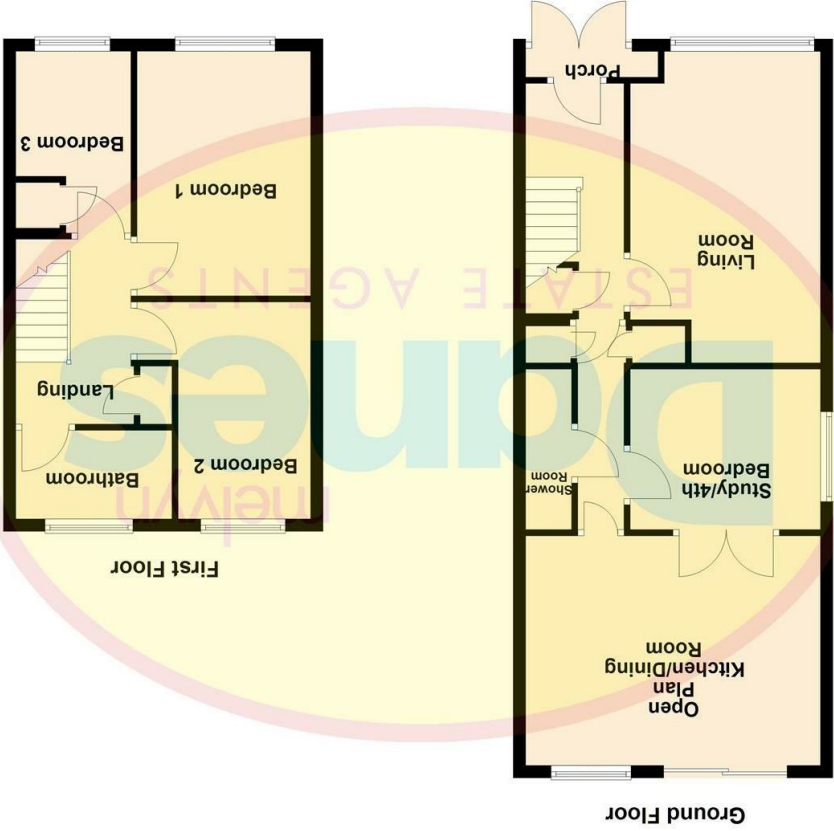


Energy Efficiency Rating	
Potential	84
Current	67

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

7 Walsgrave Drive Solihull Solihull B92 9PG  
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.